

EXHIBIT 1 - North 40 Advisory Committee Land Use Discussion Summary

Summary from 4/24/12, 5/16/12 and 6/5/12 Advisory Committee Meetings
The North 40 should have a mix of land uses that are consistent with the Town Council Vision Statement and Guiding Principles and the General Plan. The Specific Plan will include goals, policies and standards that will control the size, type and quantity of key land uses. The Specific Plan will also provide a list of allowable uses that can be used to create the "mix of land uses," recognizing that not every use will be integrated into the final developer application.
General Consensus
All uses were discussed and a consensus was gained based on the principle that the recommended uses are an unmet need.
The Specific Plan will use current Town standards for the CH Zoning District, unless it is demonstrated that a variation to the standards is needed to better support the North 40 Vision Statement. Refer to Attachment A.
Restaurants General Consensus (4/24/12 and 5/16/12)
Restaurants Summary: There seems to be support for restaurants and outdoor dining on the North 40, with a mix of restaurant types. The type and amount should be carefully thought out to avoid a regional draw and to complement downtown.
Allow for a mix of formula and independent restaurants.
Incorporate into Specific Plan controls and/or restrictions on restaurants to help protect downtown such as total square foot cap or percentage of total restaurants.
Allow outdoor dining. Create unique dining setting by utilizing existing historic structures and orchard theme where feasible.
Restaurants should be targeted for the North 40 neighborhood, the adjacent neighborhoods and surrounding employers needs (such as Good Samaritan).
Eating and drinking establishments should be located to avoid conflicts with adjacent uses.
The Specific Plan should not specify a theme for restaurants.
Encourage neighborhood serving, family-oriented and restaurants that accommodate groups.
Support continuation of the Boulevard Tavern with a CUP requirement for expansions over ____ sf.
Bars may be allowed with specific criteria and/or added level of review. The revised Alcohol Beverage Policy shall apply.
Bars in association with other uses such as hotel and restaurants may be allowed if not primary use.

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Recreation and Entertainment General Consensus (4/24/12 and 5/16/12)	
Recreation and Entertainment Summary: Conference facilities and live theater are generally seen as an unmet need of Los Gatos. Plazas and venues for outdoor entertainment seem supportive as long as they are sized to avoid competition with downtown event space.	
Allow multi-purpose venue room, conference, meeting space to accommodate 200-250 people (part of hotel).	
The Specific Plan should not define the size of a multi-purpose venue.	
A movie theater is not an unmet need.	
Allow live theater.	
Allow outdoor entertainment that does not compete with downtown.	
Allow for the opportunity to create a space for live music without conflicting adjacencies.	
Allow Market Hall/Specialty Market.	
The Specific Plan should not control the Market Hall uses.	
The Specific Plan should prohibit a farmer's market.	
The Specific Plan should allow for indoor sport uses and not specify types.	
The Specific Plan should provide an open feel to the entire site and include passive open space.	
Encourage reuse of the existing historic structure(s).	
Office General Consensus (4/24/12 and 5/16/12)	
Office Summary: There is support for allowing office uses, particularly innovative and incubator type space.	
Allow flexible Class A office space.	

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<p>Hotel General Consensus (4/24/12 and 5/16/12)</p>
Hotel Summary: There is interest in allowing a hotel use to support the North 40 neighborhood as well as the Good Samaritan needs.
Allow hotel with meeting space to accommodate 200-250 people.
Do not define type of hotel or specify amenities, but target mid-range, business-oriented hotel.
Hotel complements office.
<p>Retail General Consensus (4/24.12, 5/16.12, and 6/5/12)</p>
Retail Summary: There is support for retail that is targeted for the North 40 neighborhood, the adjacent neighborhoods and surrounding employers such as Good Samaritan needs. Retail should not be the predominant use of the site. There are concerns with how to regulate retail in a way that will complement downtown and Los Gatos Boulevard uses instead of compete with them.
Use existing town standards as a starting point and integrate with Advisory Committee input.
Retail should be targeted for the North 40 neighborhood, the adjacent neighborhoods and surrounding employers needs (such as Good Samaritan).
Retail should be regulated in a way that will complement downtown and Los Gatos Boulevard uses instead of compete with them.
The Specific Plan should include standards to control and limit the size and quantity of retail.
The North 40 should incorporate a mix of uses with some level of retail included.
Retail should not be destination-oriented.
<p>Residential General Consensus (4/24.12, 5/16.12, and 6/5/12)</p>
Residential Summary: There is support to allow a mix of residential types that will minimize impacts to schools and traffic.
North 40 should allow residential focusing on 55+, empty nester, affordable, entry level and Generation Y products.
A variety of residential product types are allowed on the North 40 including single-family detached, attached, apartments and townhomes. The product design and size shall discourage housing types that would impact schools.
Density and location of housing should be located to minimize impacts on traffic, schools, air quality, conflicts between uses, while creating a walkable neighborhood.

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Attachment A - Los Gatos CH Zone Development Standards

CH Zoning District		
Topic	Staff Recommendation	AC Direction
Development Standards	Current Town Code Requirements	
Property Setbacks	<p>General: 15 ft. front and side abutting a street, 0 ft. side and rear</p> <p>Lots abutting or across the street from a lot in a residential zone: 25 ft. front, 15 ft. side and side abutting a street, 20 ft. rear (plus 1 ft. for each foot a building exceeds 20 ft. in height)</p>	Use Town Standards as a starting point.
Parking Requirements (Commercial)	<p>Retail/Personal Service/Office: 1 space/235 sf</p> <p>Medical Office: 1 space/250 sf or 6 spaces/doctor</p> <p>Restaurant: 1 space/3 seats</p> <p>Hotel: 1 space/guestroom plus 1 space/employee</p>	Use Town Standards as a starting point.
Lot Coverage (Building and structured parking footprints)	50%	Use Town Standards as a starting point.
Building Height	35 ft.	Use Town Standards as a starting point.
Conditional Uses	Restaurants, hotels, new office buildings and formula retail businesses over 6,000 sf require a CUP	Use Town Standards as a starting point.
Other Applicable Development Standards		
Private Open Space (Residential Condominiums)	<p>Ground floor: 200 sf/unit</p> <p>Above ground floor: 120 sf/unit</p>	Use Town Standards as a starting point.
Common Open Space (Residential Condominiums)	100 sf/unit	Use Town Standards as a starting point.

Attachment A - Los Gatos CH Zone Development Standards

CH Zoning District			
Topic	Staff Recommendation	AC Direction	
Common Open Space (Multi-Family Residential other than Condominiums)	200 sf/unit	Use Town Standards as a starting point.	
Parking Requirements (Residential)	Single-Family, Condominium, Duplex: 2 spaces/unit Multi-Family: 1.5 spaces/unit plus 1 visitor space/unit (Number of visitor spaces may be modified by the deciding body.)	Use Town Standards as a starting point.	



NORTH 40 ADVISORY COMMITTEE

EXHIBIT 2

NORTH 40 SPECIFIC PLAN

NORTH 40 VISION STATEMENT:

The North 40 reflects the special nature of our hometown. It celebrates our history, agricultural heritage, hillside views, and small town character. The North 40 is seamlessly woven into the fabric of our community, complementing other Los Gatos residential and business neighborhoods. It is respectful of precious community resources and offers unique attributes that enrich the quality of life of all of our residents.

GUIDING PRINCIPLES TO ACHIEVE THIS VISION:

- The North 40 will look and feel like Los Gatos
- The North 40 will embrace hillside views, trees, and open space
- The North 40 will address the Town's residential and/or commercial unmet needs
- The North 40 will minimize or mitigate impacts on town infrastructure, schools, and other community services

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NORTH
40
SPECIFIC PLAN



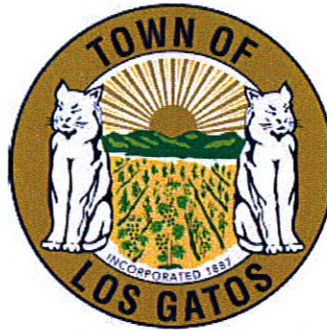
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August 2012

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NORTH40 SPECIFIC PLAN

ADOPTED BY:

PREPARED FOR:



PREPARED BY:



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ACKNOWLEDGMENTS

TOWN COUNCIL

Steve Rice	Mayor
Barbara Spector	Vice-Mayor
Steve Leonardis	
Diane McNutt	
Joe Pirzynski	

PLANNING COMMISSION

Marcia Jensen	Chair
Charles Erikson	Vice Chair
John Bourgeois	
Thomas O'Donnell	
Marico Sayoc	
Margaret Smith	
Joanne Talesfore	

NORTH 40 ADVISORY COMMITTEE

Joe Pirzynski	Town Council
Barbara Spector	Town Council
John Bourgeois	Planning Commission
Marcia Jensen	Planning Commission
Marico Sayoc	Planning Commission
Barbara Cardillo	Community Services Commission
Mathew Hudes	
Todd Jarvis	
Jim Foley	
Tim Lundell	
Dan Ross	
Deborah Weinstein	
Gordon Yamate	

TOWN STAFF

Greg Larson	Town Manager
Pamela Jacobs	Assistant Town Manager
Judith Propp	Town Attorney
Wendie Rooney	Community Development Director
Sandy Baily	Planning Manager
Joel Paulson	Senior Planner
Jessica von Borck	Economic Vitality Manager

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1. INTRODUCTION

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5. Design Guidelines

This section will outline design guidelines for future development that is reflective of the North 40 Vision Statement and Guiding Principles. Guidelines include:

- Site design - parking locations, project entrances, building placement, pedestrian and vehicular circulation, etc.
- Building design - scale, massing, articulation, mechanical screening, etc.
- Landscape treatments - parkways, plazas, paseos, buffers, parking lot landscaping, etc.
- Signage

6. Mobility and Circulation

This chapter focuses on pedestrian, bike, and vehicular circulation. It contains Goals and Policies and recommendations for internal street design (including right-of-way dimensions and desired street tree, sidewalk and outdoor furnishing characteristics), pedestrian connections, a multi-use trail, and transit and bicycle concepts.

7. Infrastructure and Public Facilities

This chapter summarizes the existing and needed infrastructure and public facilities in the Specific Plan Area. Topics include water supply, wastewater, solid waste, storm drainage, police and fire protection, and parks. This chapter gives an overview of necessary upgrades to the existing infrastructure system that will be needed to support the development of the area and to meet Town goals.

8. Plan Implementation, Phasing and Administration

This section outlines proposed phasing and implementation strategies. The implementation plan serves as a road map for the private sector and Town of Los Gatos alike for plan implementation.

The chapter also includes the administration section which describes the authority of the Specific Plan, includes processing requirements and the administrative procedures required for amendments and/or modifications to the Specific Plan.

1. INTRODUCTION

1.1 DOCUMENT ORGANIZATION

This Specific Plan is organized into eight chapters. The following describes the contents of the Specific Plan in more detail:

1. Introduction

The introduction discusses the purpose, intent, and organization of this document. It describes the Specific Plan Area boundaries, the area to which it serves, the community outreach process associated with the project, as well as the Specific Plan's relationship to the General Plan and other pertinent Town documents.

2. Existing Conditions

This section briefly summarizes existing conditions within the Specific Plan Area on topics such as existing mobility and circulation issues, and land use opportunities and constraints.

3. Vision

This section describes the Council adopted Vision Statement and Guiding Principles for the North 40 Specific Plan. It expands on the concepts and elements that support the Town Council's Vision Statement and guiding principles such as integration of orchard concepts, walkable neighborhoods providing for uses that respond to unmet needs in the community, and Los Gatos town character.

4. Land Use and Development Standards

This section defines the land use plan and zoning for the Specific Plan. It defines the regulations that will control the size and quantity of development. It includes the Land Use Plan, Land Use Goals and Policies, Permitted Use Table (Conditional Use Permit Requirements), Development Parameters Table (maximum square footage units), and development standards (height, perimeter and building setbacks, lot coverage/open space requirements, etc.) to guide future development within the Specific Plan Area. It also establishes criteria and minimum requirements for passive, active, and private open spaces.